

**CITY OF DEXTER
ZONING BOARD OF APPEALS
REGULAR MEETING
Monday, June 20, 2022
7:00 pm**

AGENDA

A. CALL TO ORDER

The meeting was called to order at 7:05 pm.

B. ROLL CALL:

K. Becker C. Hill S. Arab

Absent: Mekas and Wallaker

Also Present: Michelle Aniol, Community Development Manager and Grace Whitney, Associate Planner

C. APPROVAL OF MINUTES

1. August 16, 2021 Meeting Minutes

Moved Hill; seconded Arab to approve the August 16, 2021 meeting minutes as presented.

Ayes: Hill, Arab, Becker

Nays: None

Absent: Mekas, Wallaker

Motion carries

D. APPROVAL OF THE AGENDA

Moved Hill; seconded Arab to approve the agenda with the following correction:

- Christopher Wallaker should be listed as the chairperson, not Phil Mekas.

Ayes: Hill, Arab, Becker

Nays: None

Absent: Mekas, Wallaker

Motion carries

E. STAFF REPORT

Grace Whitney addressed the ZBA. She introduced herself and described the work she is doing

F. SITE INSPECTION (CONDUCT ON OWN)

G. CONFLICT OF INTEREST/EX PARTE DISCLOSURE

None presented

H. PUBLIC HEARINGS

1. **AP2021.21-16 ZBA 7580 Third St.** Public hearing to consider the following variance request:

Applicant: Mr. William Edwards

Request: 3.7-foot variance from the 15-foot front yard setback required in Section 20.01 of the City of Dexter Zoning Ordinance.

Ms. Whitney presented the case to the ZBA and summarized her review findings.

Mr. Edwards addressed the ZBA and explained his reasons for asking for the variance. He wants to improve quality of life and build a porch that is compatible with the neighborhood while providing practically usable space.

Mr. Hill had trouble understanding the drawings that were provided. Mr. Edwards clarified which area of the drawing a variance was needed for.

Ms. Becker commented that the proposed porch was better looking than one that would be rotated.

The public hearing was opened at 7:38 pm. Staff verified in the ZBA bylaws that a vote was determined by a majority of members present not a majority of total members. The public hearing was closed at 7:41 pm.

Mr. Hill commented that the addition could be done without a variance if rotated by 90 degrees.

Moved Becker; seconded Arab:

Based on the information provided by the applicant and staff at the June 20, 2022 Zoning Board of Appeals meeting, the Board determines that application, AP2021-22-16 ZBA: Front Yard Setback Variance Request, submitted by William Edwards, for property located at 7580 Third Street (08-08-05-260-001), **MEETS** the criteria required for the considering a variance request, pursuant to Section 24.06, sub-section A. Therefore, let it be resolved the Zoning Board of Appeals **GRANTS** the following variances from Section 20.01:

1. 3.7-foot variance from the required 15-foot front yard setback for the rear addition.

Let it further be resolved, an 11.3-foot front yard setback, along the Inverness Street side of the property, shall be **PERMITTED** in order for the applicant to construct an addition to the existing garage.

The determination was made based on the following findings, per Section 24.06(A), of the City of Dexter Zoning Ordinance (list criteria):

1. The standard of Practical Difficulties is met due to architectural design of the home. Following the strict letter of the ordinance would disrupt the building lines and be unattractive to neighbors.
2. The standard of Substantial Justice is met and a lesser variance would not provide substantial justice,
3. There are no concerns regarding Public Safety and Welfare.
4. The standard of Extraordinary Circumstances is met because the existing non-conformities that were not created by the applicant.
5. The request will not create a safety hazard or nuisance.

6. The request will be consistent with adjacent land uses.

Ayes: Arab, Becker

Nays: Hill

Absent: Mekas, Wallaker

Motion carries

I. OTHER BUSINESS

J. ADJOURNMENT

Moved Hill; support Arab to adjourn the meeting at 8:13 pm.

Unanimous voice vote approval

Respectfully submitted,

Grace Whitney
Associate Planner

Approved for filing: July 18, 2022